

In re:  
Tery N. Tittle  
Kimberly M. Tittle  
Debtors

Case No. 20-14377-amc  
Chapter 7

District/off: 0313-2  
Date Rcvd: Apr 07, 2022

User: admin  
Form ID: pdf900

Page 1 of 2  
Total Noticed: 5

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
#	Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update. While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

**Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Apr 09, 2022:**

Recip ID	Recipient Name and Address
db	#+ Tery N. Tittle, 324 Anvil Rd, Nottingham, PA 19362-9611
jdb	#+ Kimberly M. Tittle, 324 Anvil Road, Nottingham, PA 19362-9611
NONE	+ Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382-3223

TOTAL: 3

**Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.**

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
cr	+ Email/PDF: acg.acg.ebn@aisinfo.com	Apr 07 2022 23:56:53	Ally Financial, c/o AIS Portfolio Services, LP, 4515 N Santa Fe Ave. Dept. APS, Oklahoma City, OK 73118-7901
cr	+ Email/Text: GMFINANCIAL@EBN.PHINSOLUTIONS.COM	Apr 07 2022 23:46:00	AmeriCredit Financial Services, Inc. dba GM Financ, 4000 Embarcadero Dr., Arlington, TX 76014-4101

TOTAL: 2

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
cr		AmeriCredit Financial Services, Inc. dba GM Financ

TOTAL: 1 Undeliverable, 0 Duplicate, 0 Out of date forwarding address

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Apr 09, 2022

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 7, 2022 at the address(es) listed below:

Name	Email Address
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CHARLES GRIFFIN WOHLRAB	on behalf of Creditor NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING cwohlrab@raslg.com
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CHRISTINE C. SHUBERT	christine.shubert@comcast.net J100@ecfcbis.com
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JOHN A. GAGLIARDI	on behalf of Wetzel Gagliardi Fetter & Lavin LLC jgagliardi@wgflaw.com
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JOHN A. GAGLIARDI	on behalf of Joint Debtor Kimberly M. Tittle jgagliardi@wgflaw.com
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JOHN A. GAGLIARDI	on behalf of Debtor Tery N. Tittle jgagliardi@wgflaw.com
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REBECCA ANN SOLARZ	on behalf of Creditor NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING bkgroup@kmllawgroup.com rsolarz@kmllawgroup.com
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United States Trustee	USTPRegion03.PH.EDCF@usdoj.gov
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WILLIAM EDWARD CRAIG	on behalf of Creditor AmeriCredit Financial Services Inc. dba GM Financial ecfmail@mortoncraig.com, mortoncraigecf@gmail.com
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TOTAL: 8

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

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In Re:	:	Chapter 7
Tery N. Tittle and Kimberly M. Tittle	:	Case No. 20-14377 AMC
Debtors	:	

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**ORDER**

AND NOW, this \_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, upon consideration of the Motion to Sell Real Property free and clear of all liens and encumbrances, notice to all interested parties, the filing of any response thereto, and after a hearing before the Court and for good cause shown, it is hereby

ORDERED, that Debtors are authorized to sell real property located at 324 Anvil Road, Nottingham, PA 19362 ("Property") free and clear of all liens and encumbrances, for the sale price of \$440,000.00, pursuant to the terms of a certain real estate Agreement of Sale, dated March 10, 2022, to the Buyer thereunder, Daniel E. Kleiner or Daniel E. Kleiner and Sara Kleiner, husband/wife ("Buyer"), who have been represented to be purchasing the Property at arm's length.

The proceeds of the sale, including any funds held as a deposit made by or on behalf of the Buyer, shall be distributed substantially in the following manner from sale proceeds unless otherwise indicated below:

1. Ordinary and reasonable settlement costs, including, but not limited to, those related to notary services, deed preparation, disbursements, express shipping, surveys, municipal certifications, or any other such routine matters	\$10,000.00
2. Liens paid at closing	\$415,770.06
3. Real estate taxes, sewer, trash and/or other such items	(included in #1)
4. Property repairs, if any	(included in #1)
5. Real estate commission, at no greater than 5%	\$0.00

6. Attorneys' fees	\$3,500.00 <sup>1</sup>
7. Any small (less than \$300) allowances agreed to be made to Buyer to settle any unforeseen dispute arising at settlement	(included in #1)
8. Other	<u>\$ Not Applicable</u>
TOTAL	<u>\$429,270.06</u>

After paying all liens in full and all costs of sale as above-stated, the title clerk shall disburse the net proceeds, if any, to the Debtors.

BY THE COURT:



Date: April 7, 2022

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HONORABLE ASHELY M. CHAN  
UNITED STATES BANKRUPTCY JUDGE

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<sup>1</sup> Attorney's Fees to be paid to "Wetzel Gagliardi Fetter & Lavin LLC" shall be paid from Debtors' sale proceeds or by the Buyer.